

139.0

0001

0006.0

Map

Block

Lot

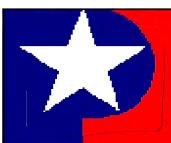
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,142,300 / 1,142,300
 USE VALUE: 1,142,300 / 1,142,300
 ASSESSED: 1,142,300 / 1,142,300



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KAEUFER KATRIN HEDWIG &	
Owner 2: SCHARMER CLAUS OTTO	
Owner 3:	

Street 1: 19 LINCOLN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN & -

Owner 2: DOLAN SARA & DAVID -

Street 1:

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1960 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8034		Sq. Ft.	Site		0	90.	0.82	10									594,919						594,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8034.000		542,100		5,300		594,900		1,142,300						89013	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					12/18/08	

USER DEFINED

Prior Id # 1:	89013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	11:15:21
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	139.0-0001-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	542,100	5300	8,034.	594,900	1,142,300		Year end	12/23/2021
2021	101	FV	527,300	5300	8,034.	594,900	1,127,500		Year End Roll	12/10/2020
2020	101	FV	527,400	5300	8,034.	594,900	1,127,600	1,127,600	Year End Roll	12/18/2019
2019	101	FV	390,300	5300	8,034.	628,000	1,023,600	1,023,600	Year End Roll	1/3/2019
2018	101	FV	390,300	5300	8,034.	462,700	858,300	858,300	Year End Roll	12/20/2017
2017	101	FV	390,300	5300	8,034.	442,900	838,500	838,500	Year End Roll	1/3/2017
2016	101	FV	390,300	5300	8,034.	409,800	805,400	805,400	Year End	1/4/2016
2015	101	FV	370,100	5300	8,034.	343,700	719,100	719,100	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor							Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN SARA & DA							44682-333	2/23/2005		790,000	No	No		
DOLAN DAVID/SAR							44225-322	12/2/2004	Family		1	No	No	
DOLAN DAVID/SAR							35320-451	4/23/2002	Family		1	No	No	
NYBER JONATHAN							32349-362	2/9/2001	Family		1	No	No	
LEAK WILMET S							32032-206	11/15/2000		400,000	No	No	N	
							12292-424	9/21/1972						

BUILDING PERMITS

BUILDING PERMITS										ACTIVITY INFORMATION				
Date										Date	Result	By	Name	
2/14/2001										12/18/2008	Meas/Inspect	163	PATRIOT	
1/9/2001										3/16/2006	Info Fm DEED	BR	B Rossignol	
										6/6/2000	Inspected	264	PATRIOT	
										11/29/1999	Mailer Sent			
										11/15/1999	Measured	264	PATRIOT	
										1/1/1982			MS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH